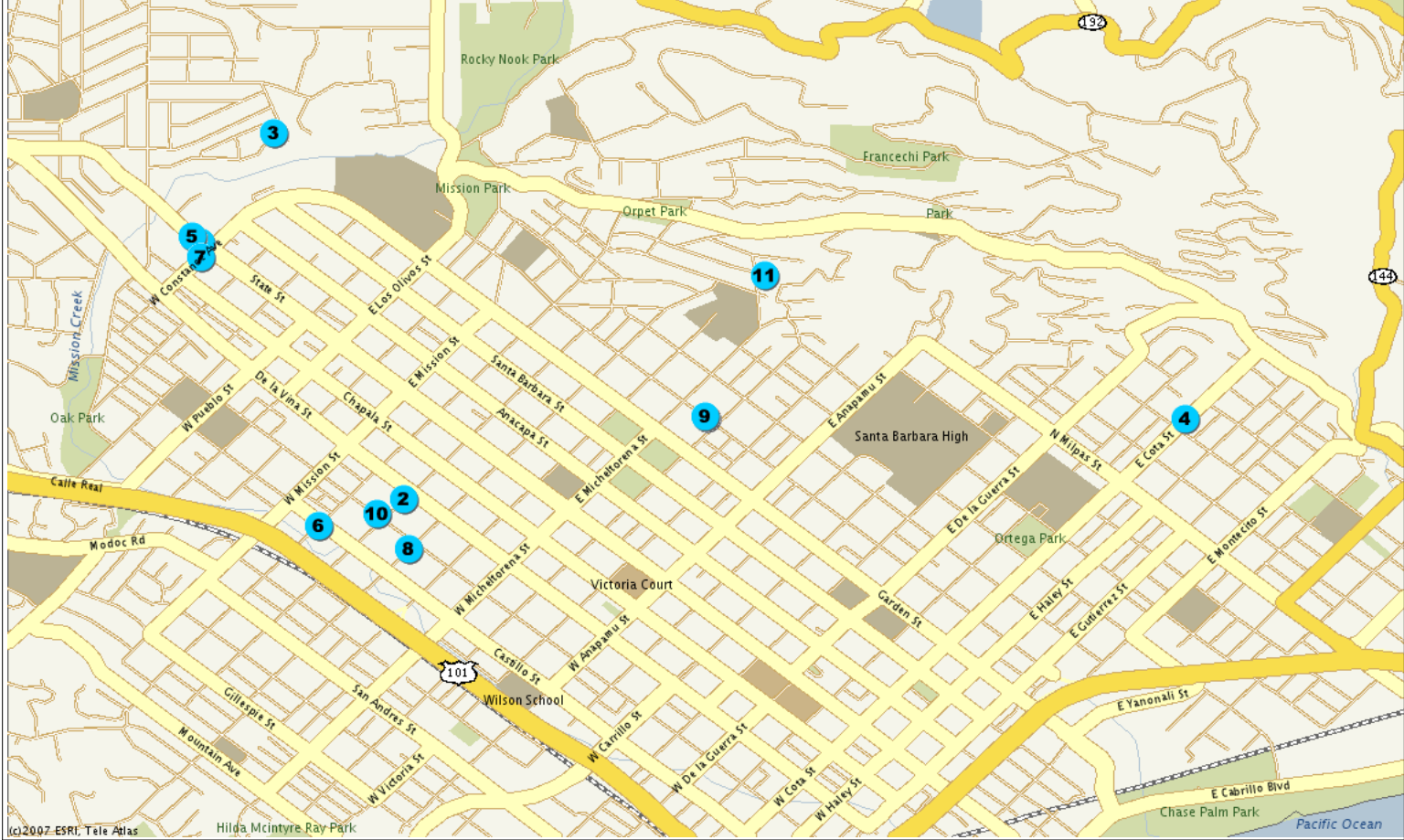


Area Recent Sales Report:



	Address	Dist. (miles)	Last Sale Price	Last Sale Date	Main Sqft	Lot Size (acres)	Beds	Bath	Year Built	Prop Style
S	1424 LAGUNA ST UNIT B, SANTA BARBARA, CA 93101	0	\$1,015,000	03/10/2006	0		0	0.00		OTH
1	2621 STATE ST APT 2, SANTA BARBARA, CA 93105	1.00	\$425,000	04/21/2009	0		0	0.00		OTH
2	222 W ISLAY ST, SANTA BARBARA, CA 93101	0.71	\$1,500,000	04/16/2009	1748	0.21	4	2.00	1920	OTH
3	2727 MIRADERO DR APT 110, SANTA BARBARA, CA 93105	1.00	\$460,000	04/03/2009	1063		2	2.00		OTH
4	1133 E COTA ST APT C, SANTA BARBARA, CA 93103	1.00	\$691,600	03/31/2009	0	0.03	0	0.00		OTH
5	2648 STATE ST APT 28, SANTA BARBARA, CA 93105	1.00	\$573,000	03/13/2009	0		0	0.00		OTH
6	407 W PEDREGOSA ST APT 9, SANTA BARBARA, CA 93101	0.91	\$472,000	01/30/2009	1300		27	2.00		OTH
7	26 W CONSTANCE AVE UNIT 8, SANTA BARBARA, CA 93105	1.00	\$187,000	01/13/2009	0		0	0.00		OTH
8	319 W VALERIO ST APT 5, SANTA BARBARA, CA 93101	0.75	\$520,000	01/07/2009	0		0	0.00		OTH
9	1430 LAGUNA ST UNIT D, SANTA BARBARA, CA 93101	0.00	\$884,000	01/06/2009	0		0	0.00		OTH
10	1815 BATH ST APT 6, SANTA BARBARA, CA 93101	0.78	\$430,000	11/21/2008	0		0	0.00		OTH
11	1536 LOMA ST APT C, SANTA BARBARA, CA 93103	0.41	\$1,222,500	11/13/2008	0		0	0.00		OTH

Recent Sales Price Summary	Low	Average	High
	\$187,000	\$669,555	\$1,500,000